



PHAP11-00002

Date: March 14, 2011
Application Type: Certificate of Appropriateness
Property Owner: Patrick and Lisa Cornelius
Representative: Patrick Cornelius
Legal Description: Lots 27 & 28, Block 72, Government Hill Addition, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4308 Hueco Avenue
Representative District: #2
Existing Zoning: R-4H (Residential/Historic)
Year Built: 2009
Historic Status: Non-contributing
Request: Construction of a detached garage structure at the rear of the property
Application Filed: 3/3/2011
45 Day Expiration: 4/17/2011

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

The construction of a detached garage structure at the rear of the property.

STAFF RECOMMENDATION:

- The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:
 - Existing structure is a non-contributing property constructed in 2009 and located within the Austin Terrace Historic District.
 - The building does not possess any historically significant details that will be damaged or destroyed by the construction of the new garage at the rear of the property.

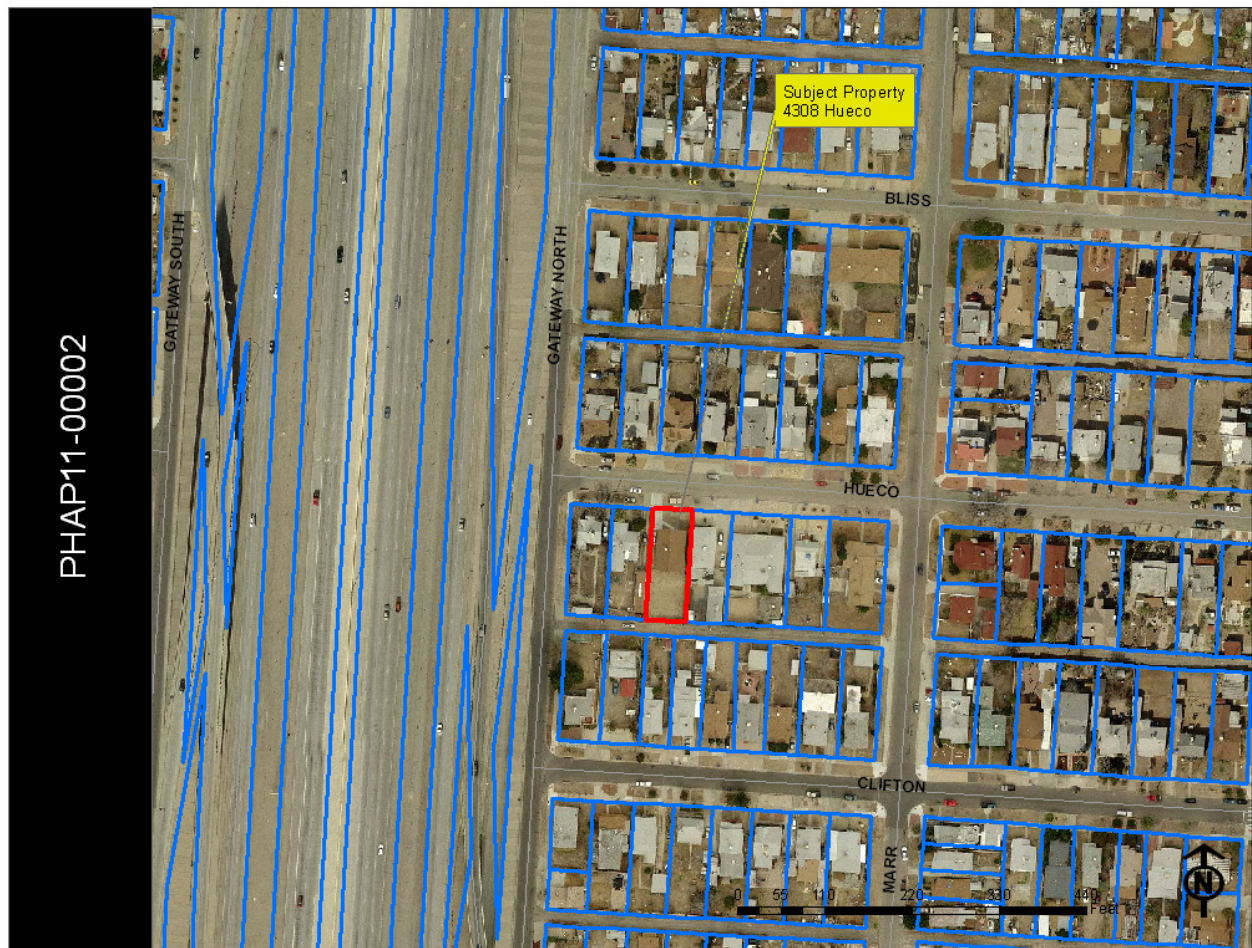
The Magoffin Historic District Guidelines recommends the following:

- New additions should be planned so that they are constructed to the rear of the property.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- Designing and constructing new additions to buildings when required by the use. New work should be compatible with the character of the setting in terms of size, scale design, material, color, and texture.
- Designing adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.
- Designing new work to be compatible in materials, size, scale, and texture.

AERIAL MAP



PROPOSED SITE PLAN



SCALE: 1"=20'

HUECO STREET

(70' WIDE PUBLIC RIGHT-OF-WAY)

FOUND NAIL/ STARTING POINT

CONCRETE DRIVEWAY

OPENING FOR DRIVEWAY

STANDARD CURB AND GUTTER

METAL POST

EXISTING CONCRETE

SIDEWALK

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MARR STREET

(70' WIDE PUBLIC RIGHT-OF-WAY)

ZONING SECTION R41H

LOT 28, BLOCK 72

LOT 26, BLOCK 72

EXISTING RESIDENCE

2 DOOR GARAGE

Paved DRIVE

EXISTING PAVED DRIVE

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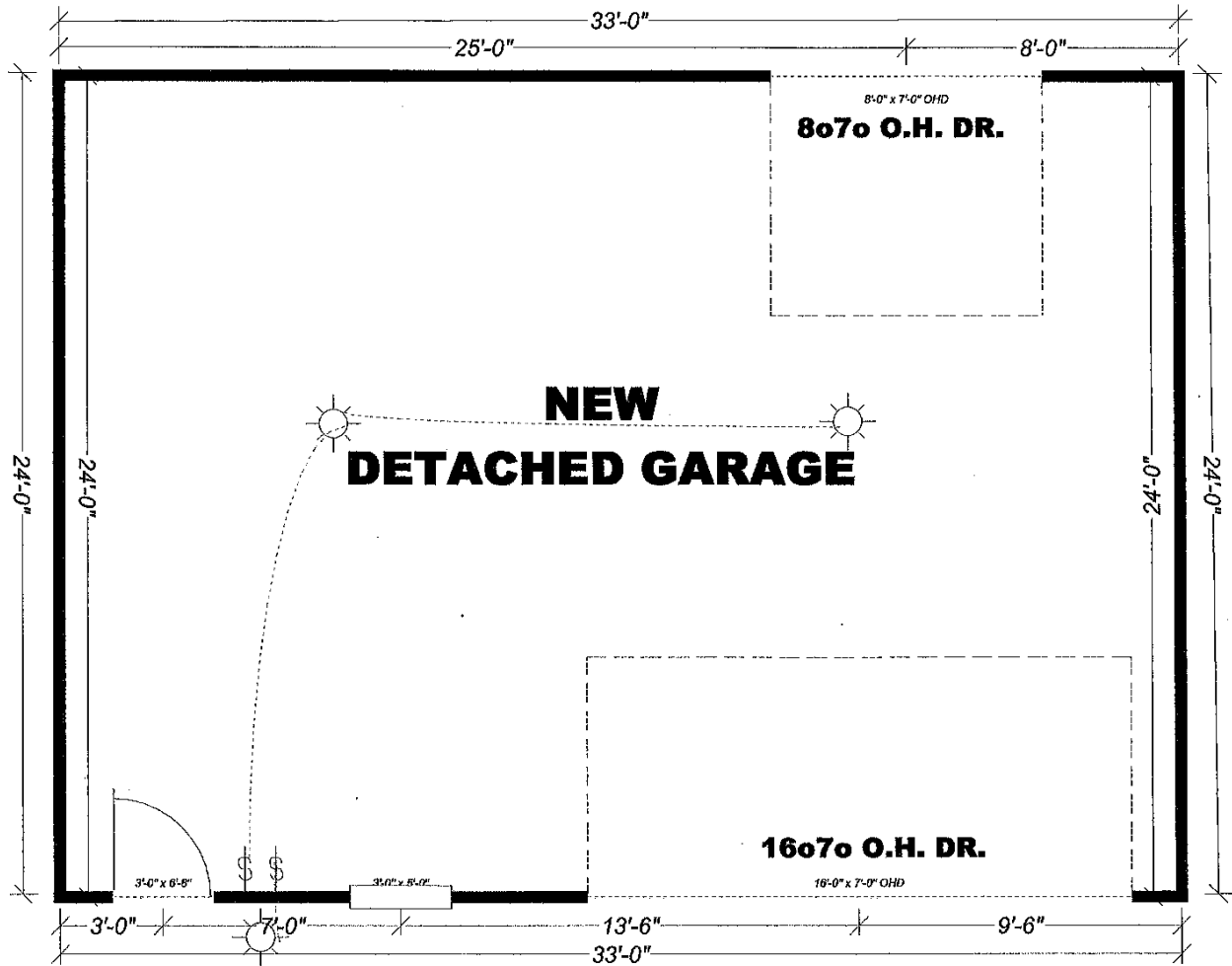
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PROPOSED FLOOR PLAN



NEW DBL. GARAGE FLOOR PLAN

Structural floor plan showing dimensions and annotations:

- Overall Dimensions:**
 - Left side: 24'-0"
 - Right side: 24'-0"
 - Top side: 33'-0" (split into 16'-6" and 16'-6")
 - Bottom side: 33'-0" (split into 16'-6" and 16'-6")
- Structural Members:**
 - 2x8 RAFTERS @ 16" O.C.** (Vertical on both sides)
 - 2x12 HDR. BEAM** (Top and Bottom)
 - 3'-0" x 6'-8"** (Bottom left corner)
 - 3'-0" x 6'-8"** (Bottom center)
 - 16'-0" x 7'-0" OHD** (Bottom right corner)
- Annotations:**
 - 12** (Left side, pointing right)
 - 12** (Right side, pointing left)
 - 3'-1 3/4 x 16 M.I. RIDGE** (Center vertical line)
 - 4x8 Jack stud under header** (Handwritten note at bottom right)
 - 4** (Handwritten circled number at bottom right)

DAY OF

PROPOSED ELEVATION



**FRONT VIEW
ELEVATION**